

HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
CERTIFICATE OF APPROPRIATENESS
LHD-2013-0003
4205 Avenue H
Hyde Park Local Historic District

PROPOSAL

Construct a new house on a lot with a two-story contributing garage.

PROJECT SPECIFICATIONS

The lot currently does not have a house, but does have a c. 1940, two-story, contributing garage with apartment above at the rear of the property.

The applicant proposes to construct a new 1,860 sq. ft., two-story house toward the front of the lot. The house will have Craftsman-style features including a front facing gable roof with decorative brackets under the eaves, and a full-width porch with a hipped roof supported by pairs of squared posts set on stone veneered piers. The house will be clad in horizontal siding and have cornerboard trim. The front elevation will have pairs of double-hung windows on the first and second stories, and the side and rear elevations will have windows of various sizes.

The applicant further proposes to locate a new curb cut to allow for side driveway access to the existing garage.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Goals and Design Standards for new construction state:

5. Residential Standards: New Construction of Single Family Structures

Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding structures. Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.

5.1: Massing, Scale, and Architectural Elements

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying to Historic Landmark Commission, include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

5.3: Porches

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

5.4: Height

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

5.5: Roofs

Use a hipped roof, gabled roof, or a combination of hipped and gabled roof on new houses, as these roof forms are traditional on the contributing structures in the district. Use a simple roof on new construction in blocks where bungalows with simple roof forms prevail. Shed roofs are appropriate for porches, but are not appropriate as the principal roof on the main structure.

5.6: Entrances

Locate the primary entrance to the building on the front.

5.7: Exterior Wall Materials

Use exterior wall materials that are compatible with those on the contributing structures on the block, such as wood, cementitious siding, brick, or stone.

5.11: Driveways

A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.

Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

The design for the new residence meets the current Design Standards. It is compatible with the architectural patterns and styles of the neighborhood. Its massing, scale, and architectural materials are compatible with neighborhood patterns.

The applicant has agreed to incorporate the Certificate of Appropriateness Review Committee's recommendations to provide trim between the pairs of double-hung windows to approximate weight pockets.

COMMITTEE RECOMMENDATION

Provide trim between the pairs of double-hung windows to approximate weight pockets.

STAFF RECOMMENDATION

Approve as presented.

PHOTOS



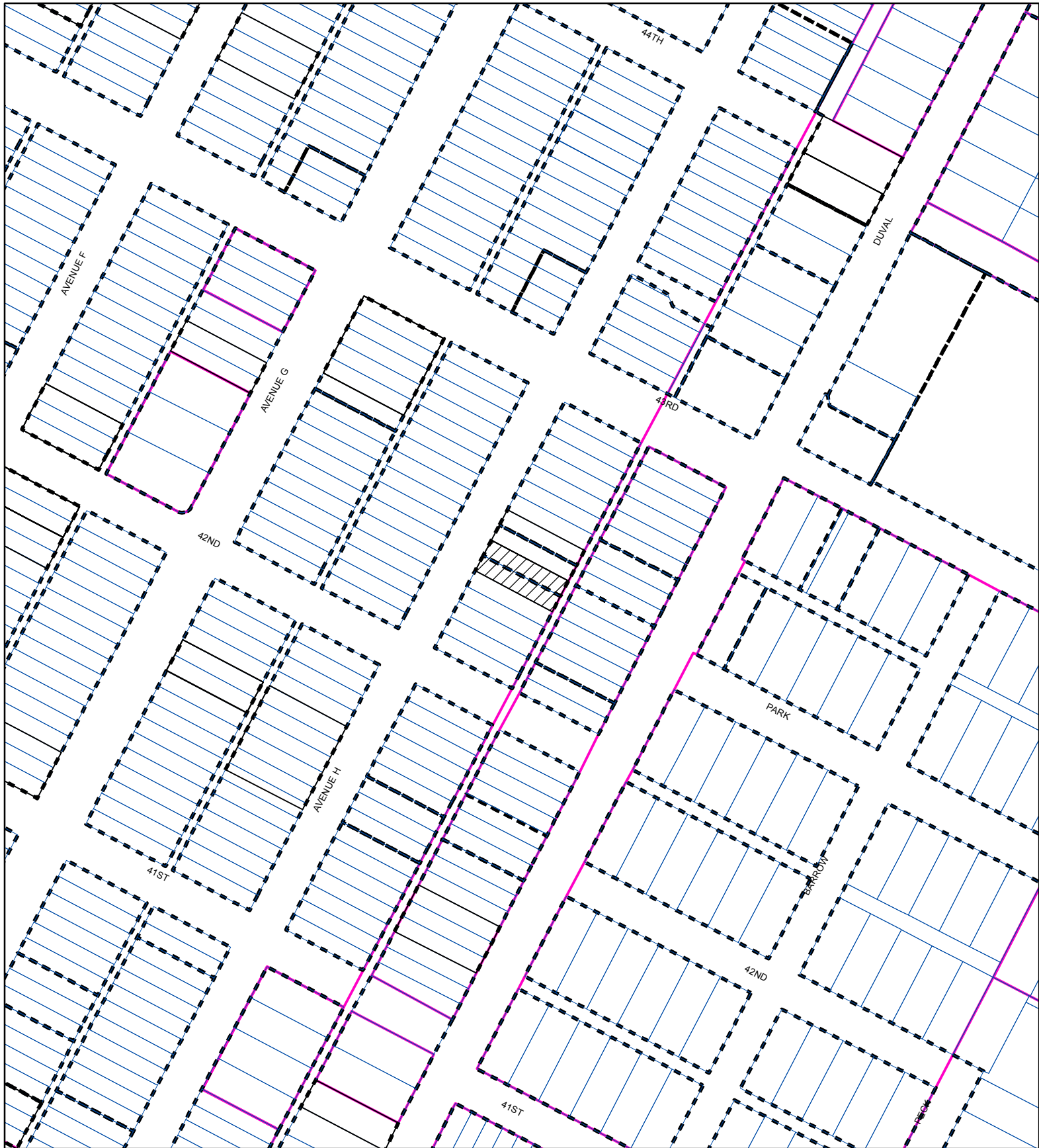
Existing contributing garage.



Houses on 4200 block of Avenue H



Houses on 4200 block of Avenue H



SUBJECT TRACT



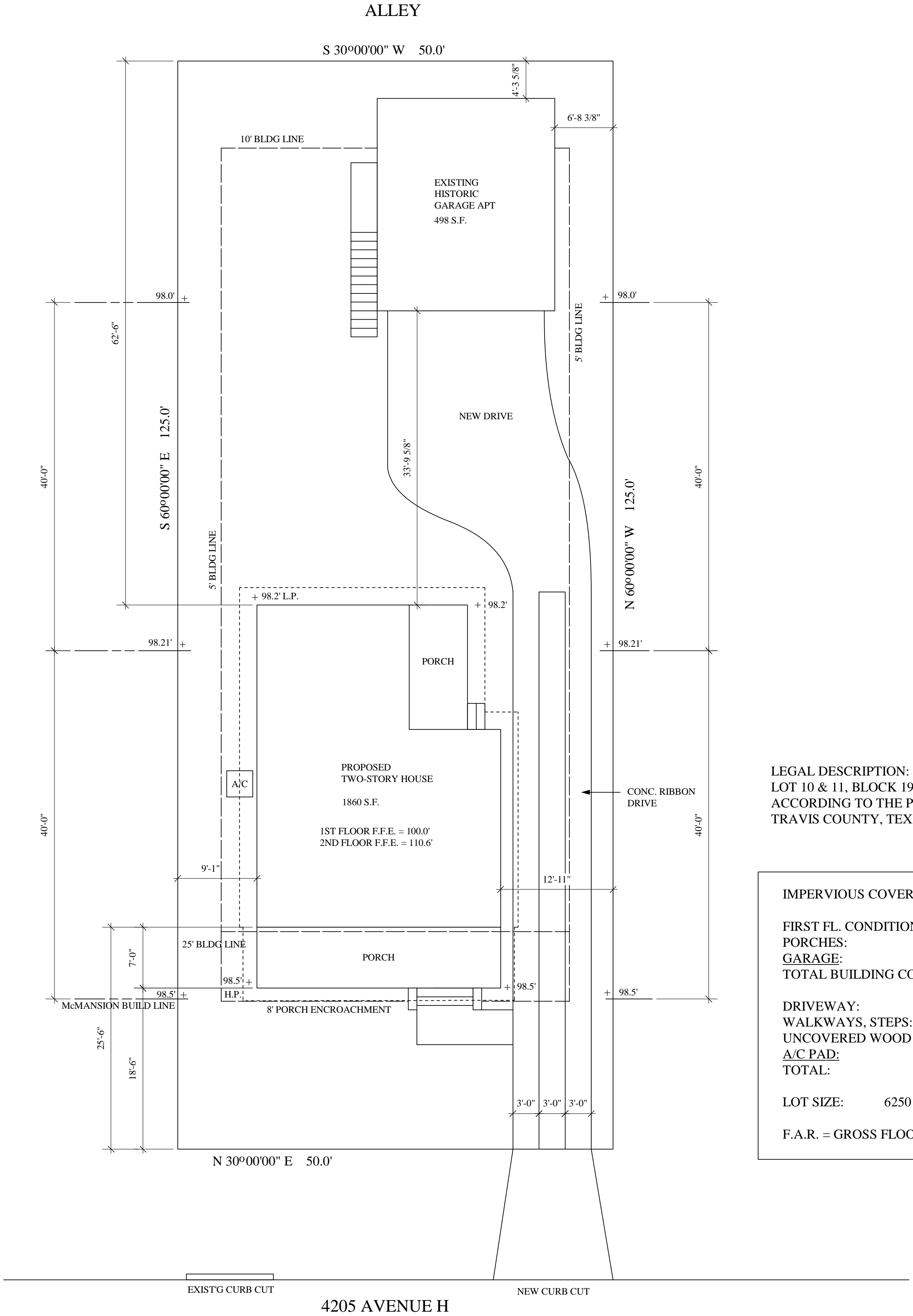
ZONING BOUNDARY

CASE#: LHD-2013-0003
LOCATION: 4205 Avenue H



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LEGAL DESCRIPTION:
LOT 10 & 11, BLOCK 19, HYDE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE PLAT OR MAP OF RECORD IN VOL 1, PAGE 67, PLAT RECORDS,
TRAVIS COUNTY, TEXAS.

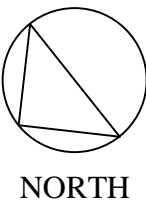
IMPERVIOUS COVER:			
	EXISTING	NEW	TOTAL
FIRST FL. CONDITIONED:		878	878
PORCHES:		300	300
GARAGE:	498		498
TOTAL BUILDING COVERAGE ON LOT:	498	1178	1676
DRIVEWAY:		937	937
WALKWAYS, STEPS:		76	76
UNCOVERED WOOD DECK (50%):	30		30
A/C PAD:		9	9
TOTAL:	528	2200	2728

LOT SIZE: 6250 S.F. = 43.6%

F.A.R. = GROSS FLOOR RATIO 2406/GROSS LOT AREA 6250 = 0.38

SITE PLAN

1/8" = 1'-0"

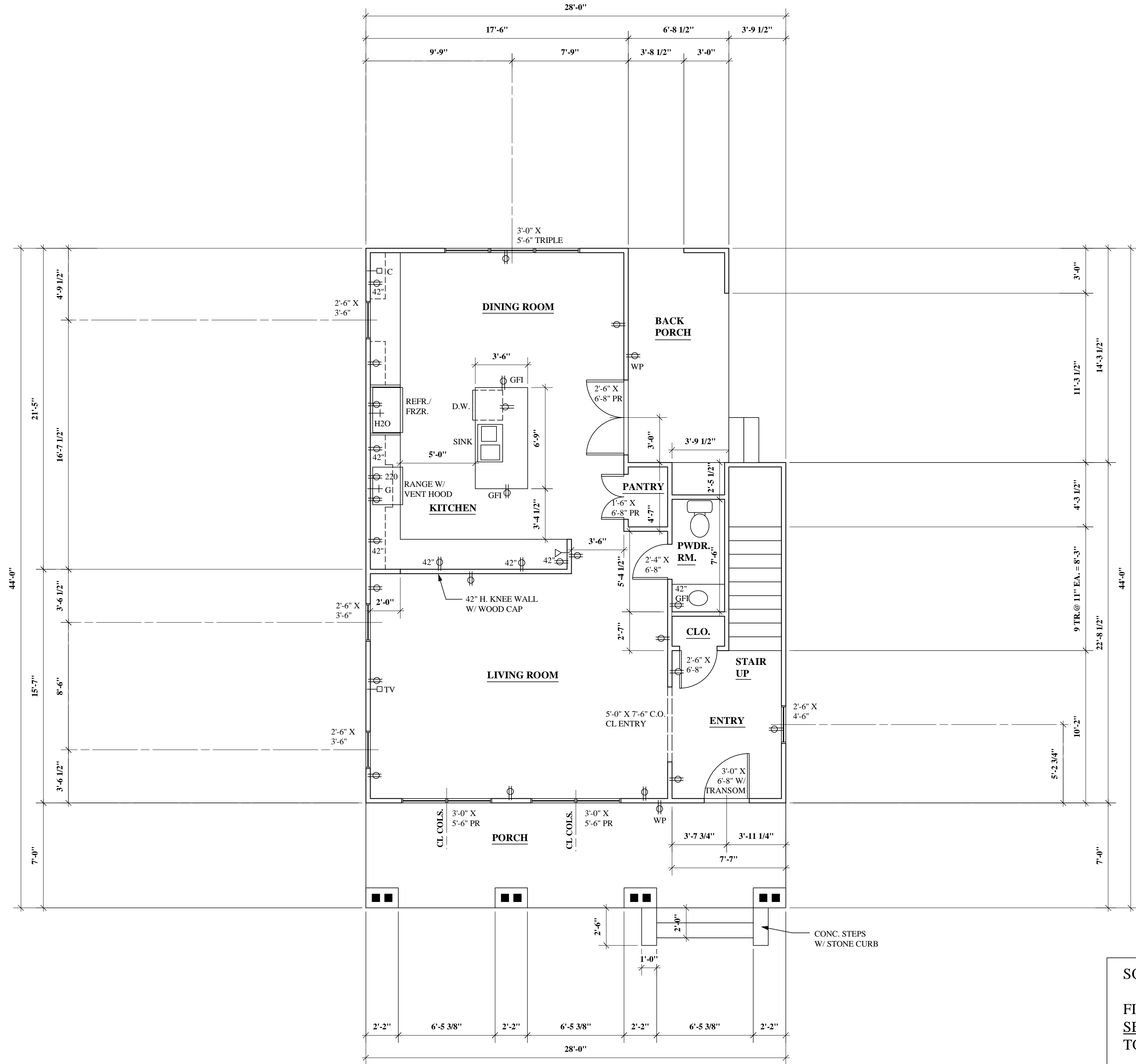


Architect
Wimberley, TX
Reg. #12424

Leland F. Decker
104 Darling Dr.
512/457-0230

New Residence
4205 Avenue H
Austin, TX 78703

VARIANCE 10/1/12
PERMIT 2/13/13



SQUARE FOOTAGE SUMMARY:	
FIRST FLOOR CONDITIONED:	878
SECOND FLOOR CONDITIONED:	982
TOTAL CONDITIONED:	1860
FRONT PORCH:	196
BACK PORCH:	104
TOTAL:	2160

FIRST FLOOR PLAN

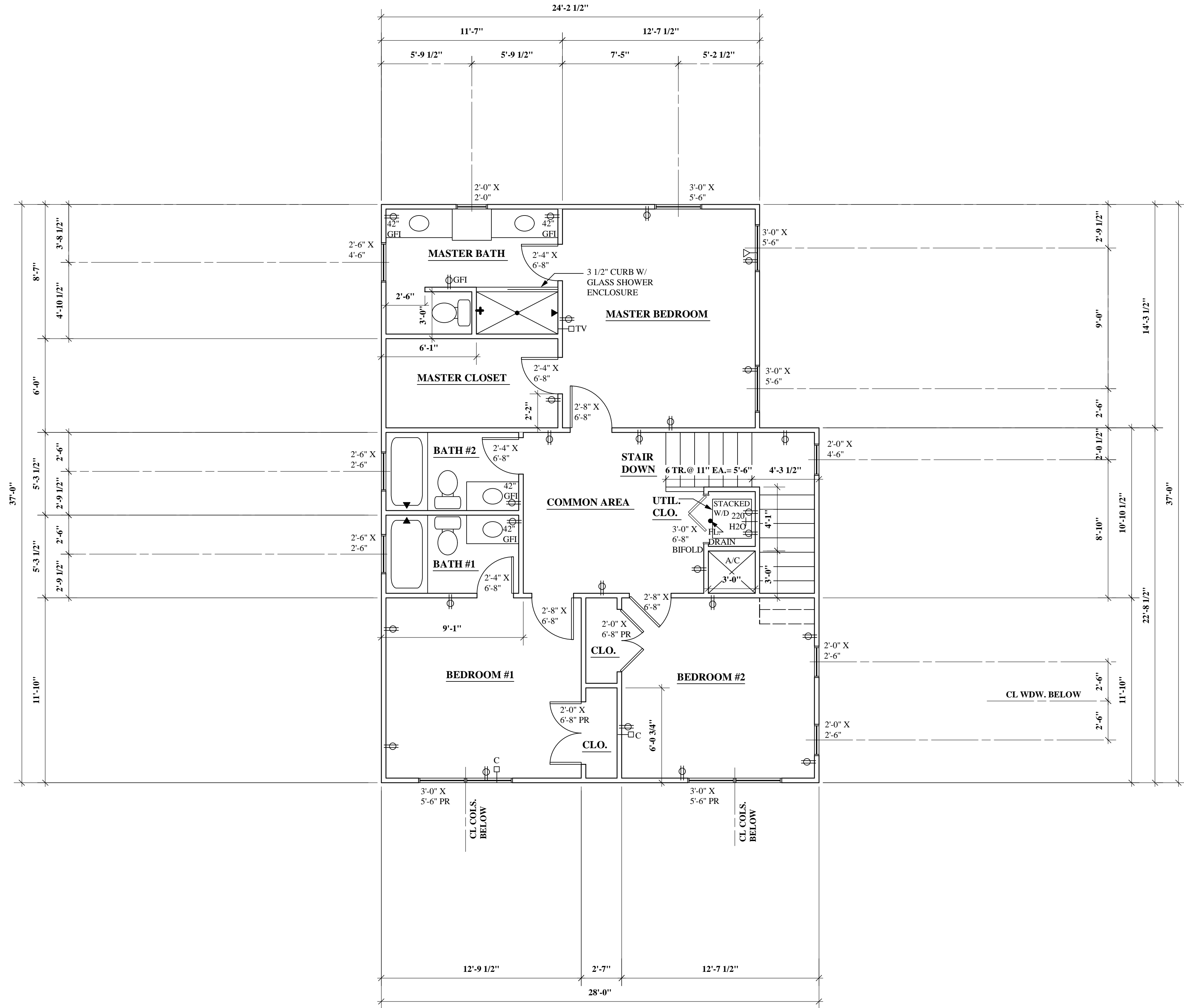
1/4" = 1'-0"



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SECOND FLOOR PLAN

1/4" = 1'-0"

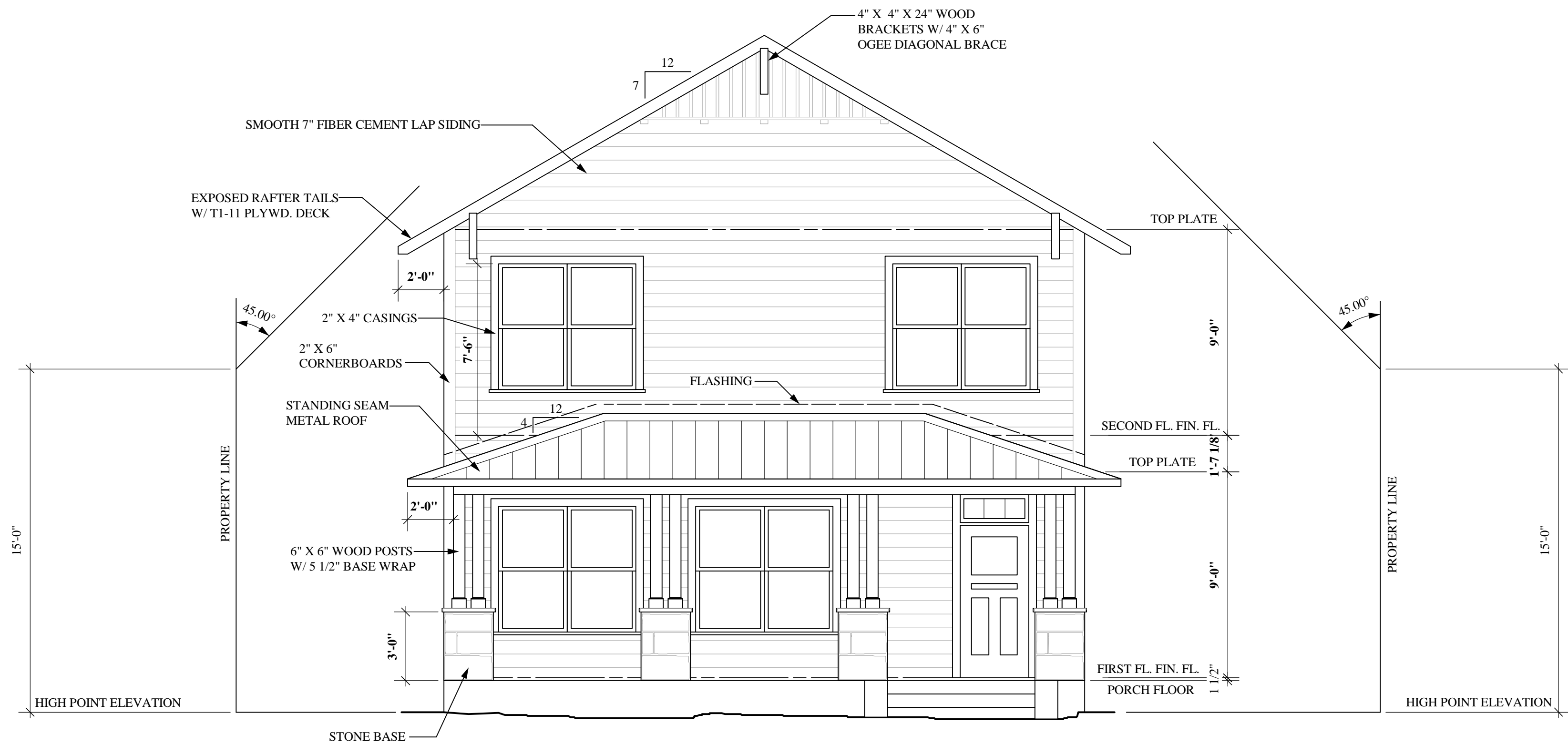


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A.3



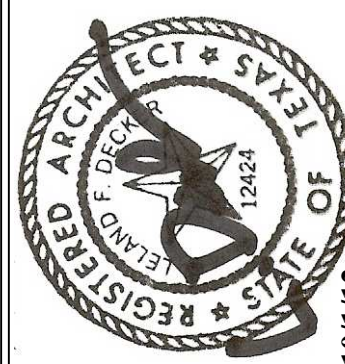
1 NORTH ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

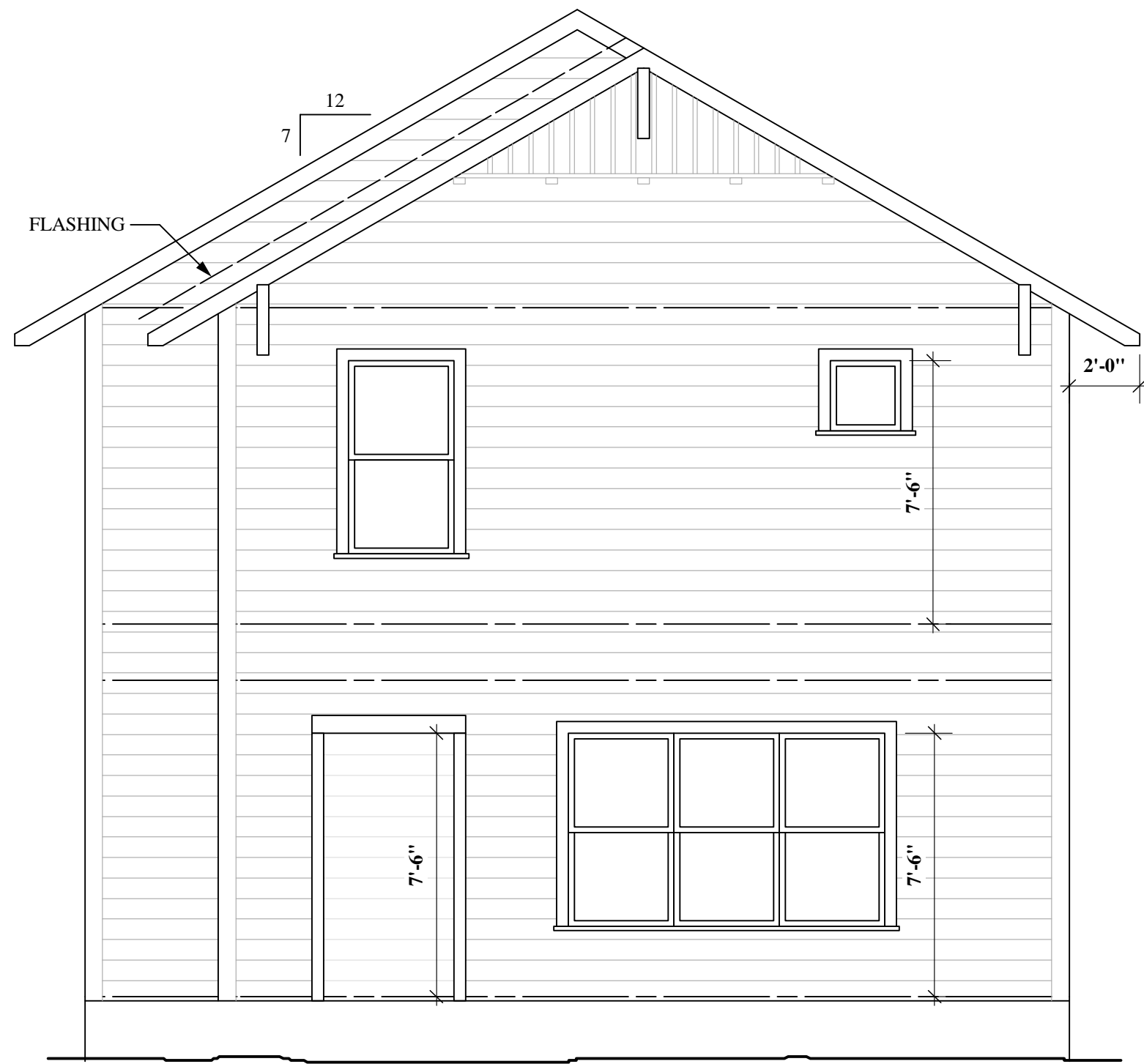


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1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

	<p>Architect Wimberley, TX Reg. #12424</p> <p>Leland F. Decker 104 Darling Dr. 512/457-0230</p>	<p>New Residence 4205 Avenue H Austin, TX 78703</p>	<p>VARIANCE 10/1/12 PERMIT 2/13/13</p>	<p>A.7</p>
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